THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 171013789

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2017.

Notary Public
My Commission Expires: 10-3-18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 21977 DEEDWARR
11/03/2017 10:44:21 AM 3 pgs
Fees: $18.00 Taxes: $832.50

20171103-0113079

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Melamed and Melissa Melamed 736 Harpeth Parkway West Nashville TN 37221	New Owner	Tax Parcel ID No. 142-14-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas J. Bayersdorfer a single man, and Crista L. Bayersdorfer, a single woman.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Melamed and Melissa Melamed, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 68 on the Plan of Section 1, Harpeth Valley Park of record in Plat Book 3600, Page (s) 93 and 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 68 fronts 90.00 feet on the Northeasterly margin of Harpeth Parkway West and extends back 213.2 feet on the Northwesterly line and 225.0 feet on the Southeasterly line to a broken line in the rear, measuring 96.6 feet thereon.

BEING the same property conveyed to Thomas J. Bayersdorfer and spouse, Crista L. Bayersdorfer by Warranty Deed from Thomas J. Kelly and spouse, Karen L. Kelly of record in Book 8870, page 43, in the Register's Office for Davidson County, Tennessee.

The same Thomas J. Bayersdorder and Crista L. Bayersdorfer having since divorced pursuant to Final Decree of Divorce, No. 16D-880 in the Fourth Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.
Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 3600, Page (s) 93 and 94, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 3857, Page 858, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 736 Harpeth Parkway West Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2017.

Thomas J. Bayersdorfer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas J. Bayersdorfer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

Notary Public

My Commission Expires: 8.04.20

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Crista L. Bayersdorfer
Crista L. Bayersdorfer

STATE OF Pennsylvania
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ~~Thomas J.~~ Crista L. Bayersdorfer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2017.

Heather Johnson
Notary Public

My Commission Expires: April 8 2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Heather Johnson, Notary Public
City of Washington, Washington County
My Commission Expires April 8, 2018